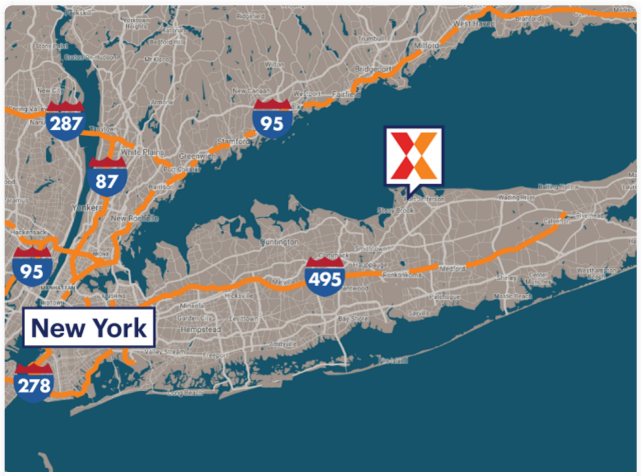
West Center

Suffolk County | New York-Newark-Jersey City, NY-NJ | 42,594 Sq Ft

198-250 Route 25A | East Setauket, NY 11733

40.9375, -73.1093





Demographics	1 Mile	3 Miles	5 Miles
Population	5,475	45,695	111,595
Daytime Pop.	7,188	99,753	158,254
Households	1,853	12,959	35,639
Income	$249,646	$229,890	$194,646

Source: Synergos Technologies, Inc. 2024

Wild by Nature-anchored center with small shop tenants including Walgreens, AT&T & Starbucks

Adjacent to Brixmor's Three Village Shopping Center in the Stony Brook retail node, West Center is within 1.5 miles of Stony Brook University, the flagship campus of the State University system of New York, with an enrollment of 26,800 students (NCES 2023)

High visibility from 21,000 vehicles daily on Route 25A/North Country Road, with access to Smithtown and Long Island's transportation system, including the Stony Brook station on LIRR's Port Jefferson line (Kalibrate 2025)

West Center serves an affluent and highly educated trade area with average household incomes of $230K+ and 64% college-educated persons within 3 miles



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Available Spaces

242 1,600 Sq Ft 360°

Current Tenants

Space size listed in square feet

198	Wild by Nature Market	18,192
226	Walgreens	9,300
232	Pure Barre	1,600
234	Pro Nails	1,350
236	Crown Cleaners	1,000
238	Setauket Village Diner	1,600
240	AT&T	1,300
244	Chicos Tex-Mex	1,869
246	Starbucks	2,000
246B	Starbucks	1,000
248	Island Packaging & Shipping	1,321
250	Bank of America	588
NAP01	Stop & Shop	0
NAP02	Occupied	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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